140.A	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	498,600 / 498,600
					USE VALUE:	498,600 / 498,600
					ASSESSED:	498,600 / 498,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	KORRECK KELLY ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	65 HIGHLAND AVE UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BELANGER ALLISON W & ANDREW W -
Owner 2:	-
Street 1:	65 HIGHLAND AVE
Twn/City:	Arlington
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1202 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	494,700	3,900		498,600
Total Card	0.000	494,700	3,900		498,600
Total Parcel	0.000	494,700	3,900		498,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.81 | /Parcel: 414.8

Legal Description

User Acct 220036

GIS Ref

GIS Ref

Insp Date 08/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.A-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	487,400	3900	.		491,300	491,300	Year End Roll	12/18/2019
2019	102	FV	493,700	3900	.		497,600	497,600	Year End Roll	1/3/2019
2018	102	FV	437,000	3900	.		440,900	440,900	Year End Roll	12/20/2017
2017	102	FV	398,700	3900	.		402,600	402,600	Year End Roll	1/3/2017
2016	102	FV	392,800	3900	.		396,700	396,700	Year End	1/4/2016
2015	102	FV	363,300	3900	.		367,200	367,200	Year End Roll	12/11/2014
2014	102	FV	347,000	3900	.		350,900	350,900	Year End Roll	12/16/2013
2013	102	FV	330,800	3900	.		334,700	334,700		12/13/2012

!14462!

PRINT

Date	Time
12/11/20	04:18:49

LAST REV

Date	Time
04/08/20	15:31:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14462

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELANGER ALLISO	67831-596		8/17/2016		475,000	No	No		
WALLWORK ALLISO	61620-474		4/17/2013	Convenience	1	No	No		
KARAFILLIS APOS	51186-372		5/16/2008		334,900	No	No		
BURKE PAUL & JE	31245-154		3/24/2000		281,000	No	No	4	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Measured	DGM	D Mann
3/20/2017	SQ Returned	MM	Mary M
5/10/2001	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7175																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	42.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	394.228
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.12000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	607726
Depreciation:	113037
Depreciated Total:	494689

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	441.54
Special Features:	0	Val/Su Net:	411.56
Final Total:	494700	Val/Su SzAd	411.56

SKETCH

UnSketched SubAreas:
GLA: 1202,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,202	394.230	473,862

Net Sketched Area:	1,202		Total:	473,862	
Size Ad	1202	Gross Are	1202	FinArea	1202

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.A-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1925	27.50	T	30	102			3,900			3,900

More: N	Total Yard Items:	3,900	Total Special Featues:		Total: 3,900